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DATE: April 5, 2001

TO: File/Record/Applicant

FROM: Thomas Mathews, Director, Planning and Development Services Department

SUBJECT: Planning Application 01-0003 – Site Plan for model home complex within Tentative Tract 16104

Owner: Centex Homes

Agent: Jay Bullock, Planning Solutions

I. NATURE OF PROJECT:

The proposed project is a site development permit to establish a model home sales complex for the first sale of homes in Tracts 16104 and 16114. The model complex is located at 27975 Bellflower Street, located in Planning Area 3 of the Ladera Planned Community. The project consists of three (3) model homes, located on lots 4, 5, and 6 in Tract 16104 and a temporary sales office located within the garage on lot 4. The project parking lot is located on lots 2 and 3, and provides a total of ten (10) off-street parking stalls, including one (1) handicapped stall. The project also includes typical signage, landscaping, trap fencing, and a maximum of 10 pennant flags. In addition, the complex includes a temporary restroom located in the model parking lot and a temporary stepping stone walkway between the model homes.

II. REFERENCE: (Authority for administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code Sections 7-9-150 "Discretionary Permits and Procedures" and 9-1-136.1 "Temporary Uses and Structures", together with the Ladera Planned Community Program Text.

III. ENVIRONMENTAL DOCUMENTATION:

The project is Categorical Exempt (Class 3) as defined by the California Environmental Quality Act.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas Mathews, Director, Planning and
Development Services Department

Date: _____

By: _____
Chad Brown, Chief
Site Planning and Consistency
Section

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$ 760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval